

LOS ANGELES HARBOR COLLEGE

Los Angeles Community College District

Wilmington, California

SAILS PROJECT DESCRIPTION & CRITERIA

Appendix A:

·Campus Master Plan & Architectural Guidelines

April 9, 2010



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Overview

In 2001, Proposition A was approved by Los Angeles voters providing funds to modernize and repair facilities at all nine Los Angeles Community College District (LACCD) campuses. Los Angeles Harbor College received \$124 million of the \$1.245 billion bond measure. In 2003, the voters of Los Angeles approved Proposition AA providing an additional \$980 million to fund improvements at all LACCD campuses. Harbor College received \$77.4 million of these Prop AA bond funds.

In 2003 Los Angeles Harbor College and its directors selected The Steinberg Architects to revise and update the Campus Master Plan and Guidelines under Proposition AA funding. The Steinberg Architects, together with representative groups and individuals from the college, developed a facilities master plan that identify the vision and objectives of the college, and specific projects that were constructed in the following years.

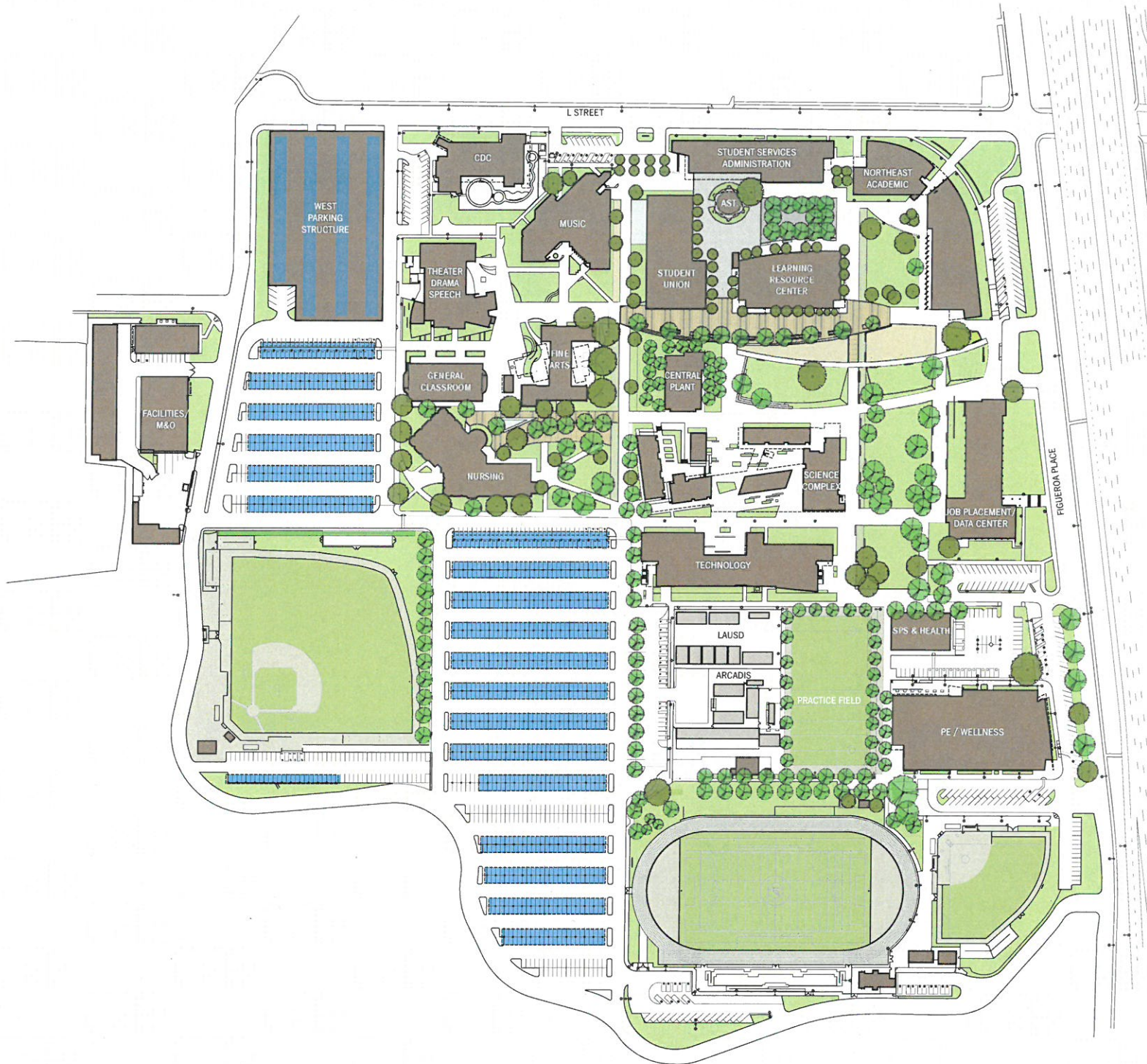
The original purpose of this document was to provide a Master Plan for Los Angeles Harbor College that addressed development of the campus under the Proposition A and AA bond measure funds. In 2008 Measure J was approved by Los Angeles voters that authorized Los Angeles Community College District to issue \$3.5 billion in bonds to expand education to meet the needs of the community, to fund modernization of facilities and new construction projects at all LACCD nine campuses. Los Angeles Harbor College has been allocated \$219 million under this bond measure. This Master Plan document has been updated to reflect new buildings built in the campus, projects that are breaking ground in near future and Measure J projects that will complete the College's Master Plan vision and modernization of the campus. This document also includes the original architectural guidelines for both design professionals and the college community for development within the Los Angeles Harbor College Campus. The guidelines have helped to produce a unified character through the use of a common, consistent architectural vocabulary of forms, colors, materials, and details. Collectively, this document provides a framework for the creation of high quality buildings and improvements.

The analysis on the following pages includes diagrams that describe planning infrastructure; organizational principles; architectural character zones; and functional connections that form the basis of the master planning philosophy.

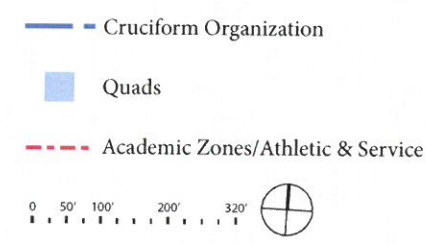
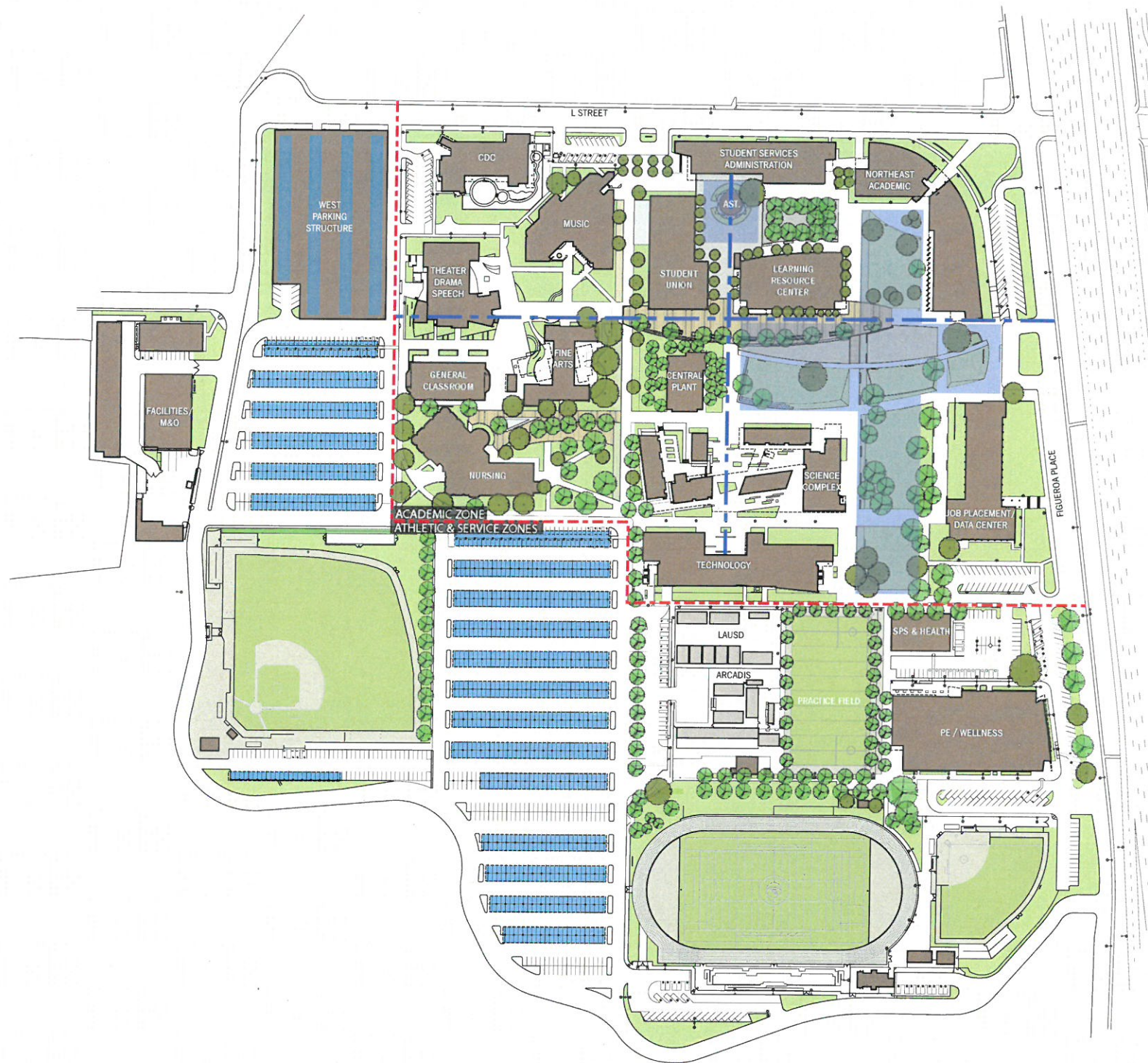
Master Plan 2014

The general design goal of the Master Plan is to create a cohesive development of the campus while providing opportunities for creativity within individual building projects. This objective is intended to be implemented through the built environment by means of landscape, open space, buildings, infrastructure systems, context, and environmental quality.

The master plan addresses issues dealing with physical image, the creation of a sense of place and movement systems that can significantly improve the connections between an institution and its neighbors. The master plan seeks to enhance the quality of the built campus environment so that it contributes to the overall perception of the college as a valuable part of the community.



Plan Organization



In both new construction and renovation work, the design objective is to provide buildings that accommodate the functional requirements of users while contributing to the campus environment as a whole. Building locations and orientations define the edges of formal malls, quads, and garden spaces. Ordering axes underlie the plan organization and should be recognized in site and building designs.

Exterior building materials are intended to emphasize and strengthen the plan organization diagram with emphasis on building relationships, primary facades, defined outdoor spaces (quads), character zones, and overall spatial qualities. The vocabulary of materials should also reinforce the campus image from "L" Street and Figueroa Place.

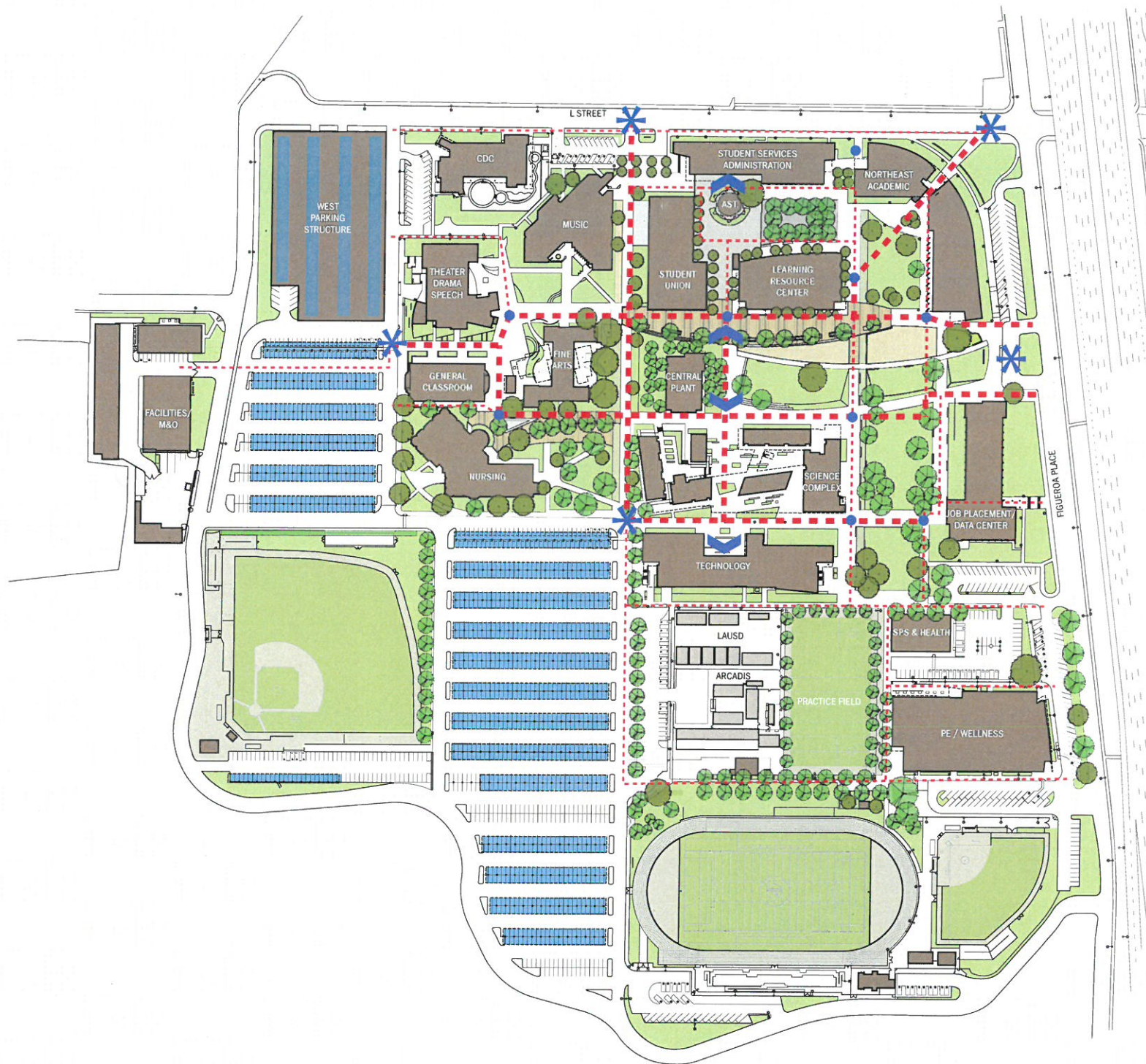
Two primary zones - Academic and Athletic/Services - have been established to further organize the image and attributes of improvements. The new buildings at the center of campus activity are predominantly academic in nature: the overall mass, façade proportions, image, and associated architectural elements (i.e., entrances, windows, roofs, etc.) should express a coherent identity. Likewise the development on the campus boundary should be characterized as more service oriented.

The height of new buildings should generally conform to the 2 to 3-story range typical of the existing Harbor College campus.

Pedestrian Circulation & Entry

The Master Plan includes development and upgrade of circulation systems to meet functional requirements. It provides a pedestrian linkage system for way-finding within the campus as well as into the surrounding community. Attention should be paid to maintaining and strengthening pedestrian linkages and also to the creation of well-defined open spaces. The hierarchy of circulation pathways and nodes through the campus is a product of relationships between major and minor entry points in addition to movement between destinations on campus. Future buildings should be oriented in a way that allows for a fairly dense development of the campus and creates functional connections with both surrounding facilities and the wider infrastructure.

A plan has been developed indicating accessibility path-of-travel compliance route throughout the campus. The compliance plan developed by The Steinberg Architects has been approved by the governing review authority and, although not shown here, is available for information.



- Major Pedestrian Pathways
- Secondary Pedestrian Pathways
- * Major Campus Entrance
- ^ Major Building Entrance
- Nodes

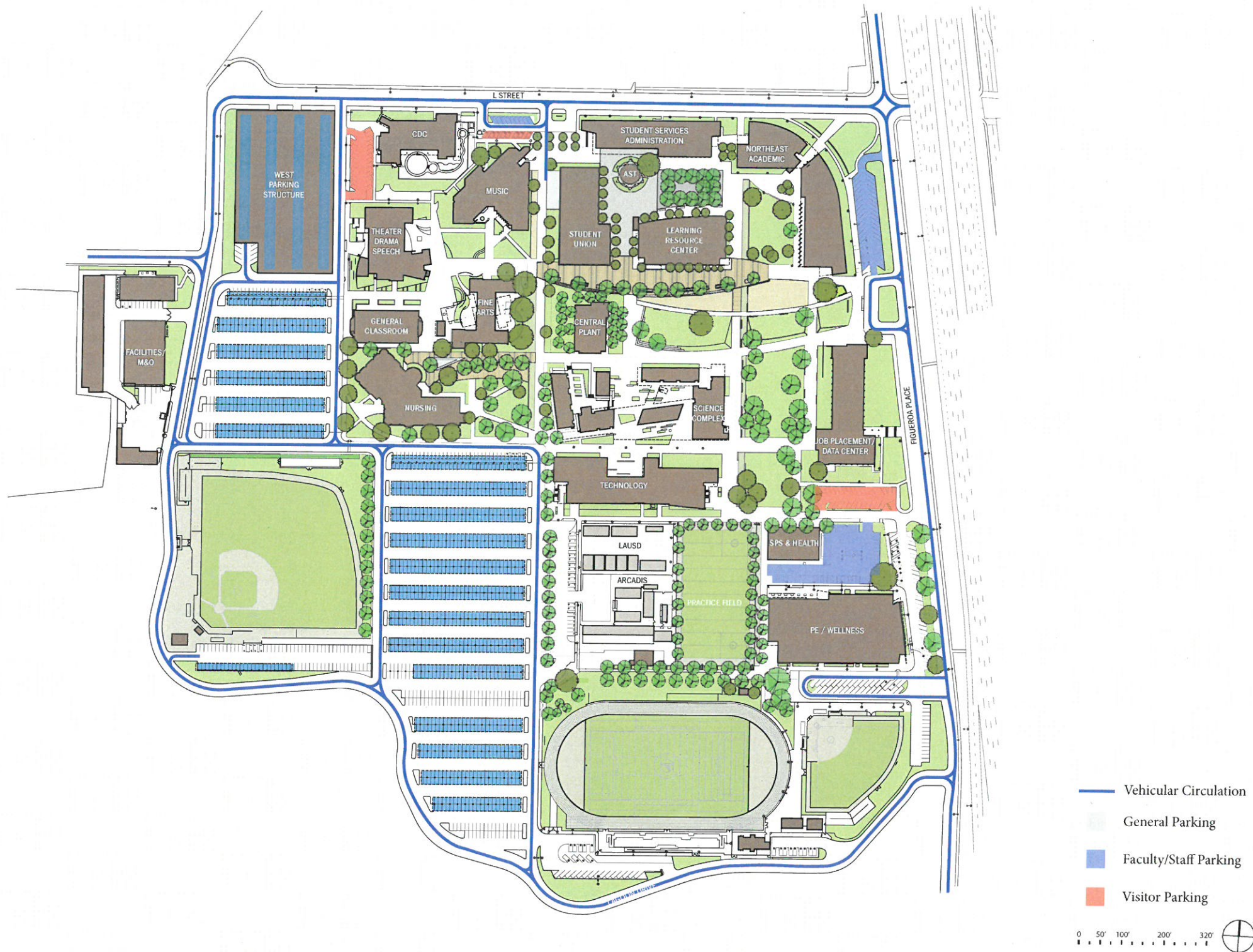


Vehicular Circulation & Parking

Proposed design solutions should recognize the college context for the design of open space, building-to-open-space relationships, accessibility, and public safety. General vehicular circulation and parking areas are maintained at the perimeter of the campus to promote an internal pedestrian character.

In response to LAHC's adopted sustainable design program, parking areas should include designated carpool and vanpool parking stalls. LEED guidelines as defined by the US Green Building Council (USGBC) should be referenced for carpool and vanpool stall tabulations and requirements.

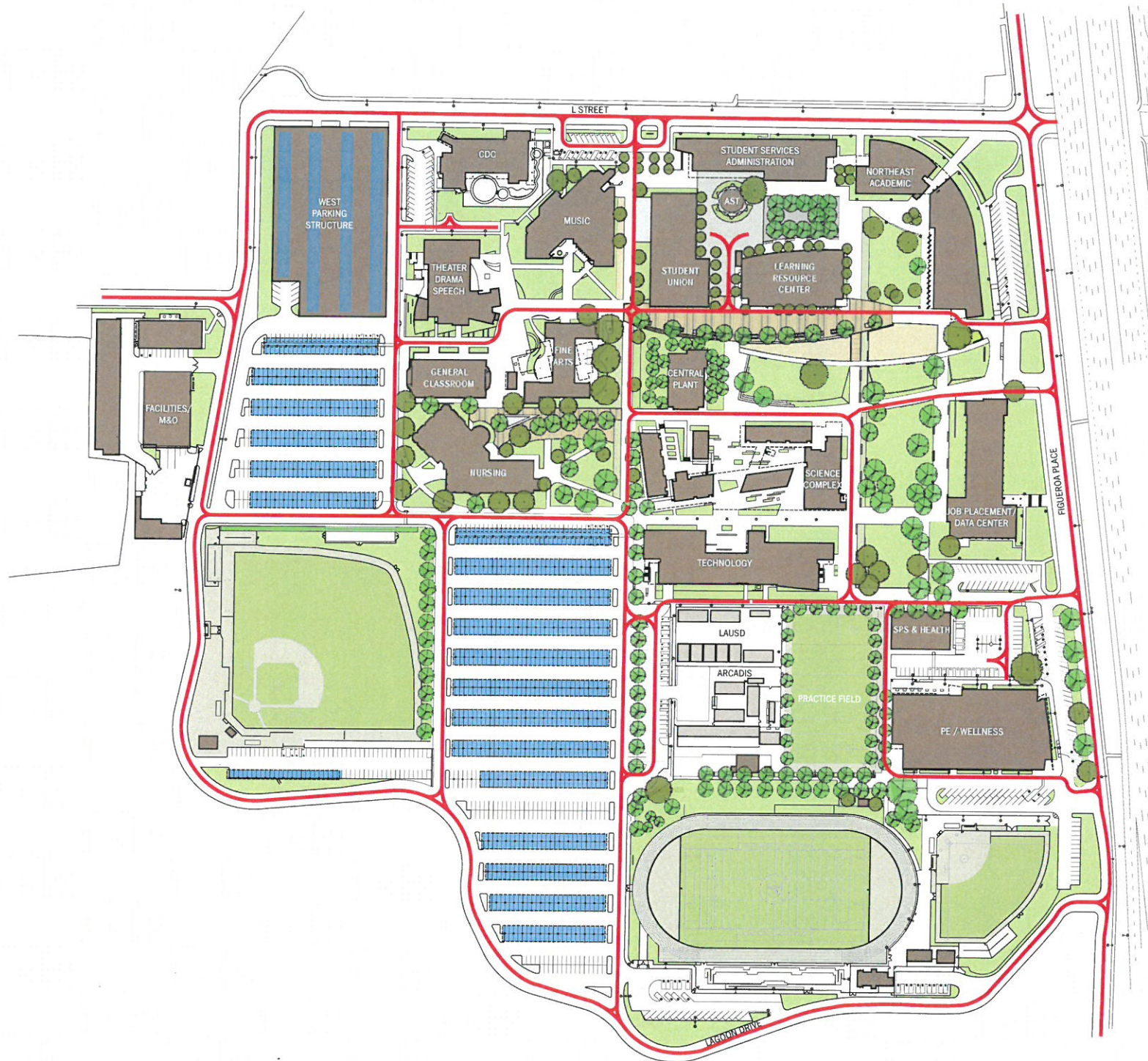
All design strategies should maintain a responsiveness to the natural environment, recognizing climate, air, water, light and views. Projects are encouraged to employ sustainable design practices to the best extent possible. The current version of LEED should be used as a guide and basis for sustainable design measures and criteria.



Emergency & Service Access

Major emergency access roads through the campus have been identified to illustrate general conformance with the requirements of the Los Angeles Fire Department. However, each proposed construction project must be approved and reviewed individually for Fire Department site access and hydrant compliance.

The emergency access roads will also serve as primary service access routes throughout the campus.



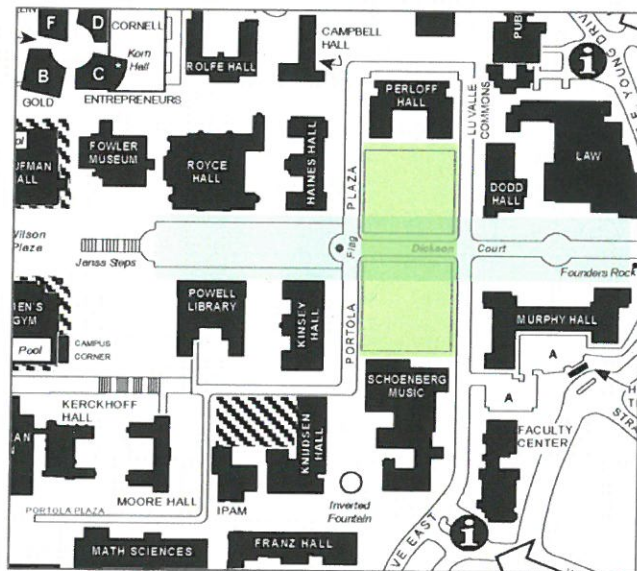
— Fire Access



Organization

Quads & Gardens

University of California, Los Angeles



University of Virginia



Common to many education campuses, the Quad is an important unifying spatial element that has an inter-relationship with its defining edges; the edges define the quad area and conversely, the quad space brings importance to the edge conditions. The Master Plan prescribes quads in a traditional manner as an enclosed outdoor area with primary facades fronting the space. Special attention should be placed to each of the defining edge conditions.

Gardens are intended to be similar to the traditional quad as an outdoor green area but are not necessarily identified by the edges they border. Spatially, gardens can be defined by landscape, hardscape, buildings, and special features. While they are an important planning element of the LAHC campus, they are less orderly and can be designed in a variety of characters and styles. Although gardens are smaller, infrequent, and less structured, they remain an important experiential element in the Master Plan.

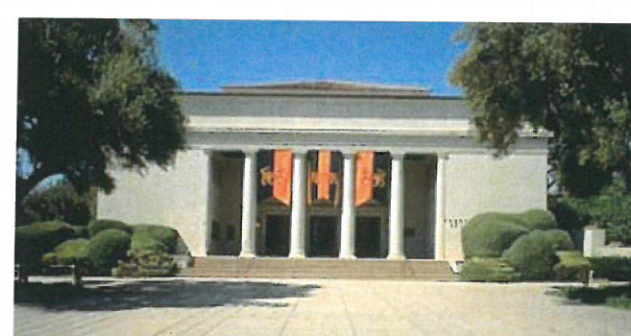
The example images shown here, although some with historical character, illustrate the intended experiential quality envisioned for the LAHC campus



Garden



Garden



Quad

Organization

Paths & Nodes

Path



Path



Path



Node



Node



Node

Paths form the predominant planning element of LA Harbor College. The internal pedestrian character of the campus forms the basis of this structure. The path structure links internal relationships between buildings and outdoor areas providing a variety of spatial experiences. The Master Plan is intended to take advantage of these characteristic spatial qualities and strengthen the image of the pathways.

As an associative component of paths, nodes also contribute to the campus planning structure. The junctions of paths form the most common resultant nodal points of the pedestrian infrastructure. Although not always having an obvious object to define its quality, various nodes obtain their character and prominence from a concentration of external elements including people, landscape, and enclosure. The Master Plan encourages the creation of nodes along the campus paths supported by individual building and site designs.

Design Concepts

The design concepts for LA Harbor College have been identified to address the fundamental principles for improvements to the campus. These concepts demonstrate the desired character and image for architectural design as a whole to unify the campus master plan design philosophy. Entry, Circulation, Programmatic Expression, Structural Expression, and Functional Elements should form the basis of the underlying architectural vocabulary. A further definition of categories is illustrated to broaden each design concept. The guidelines serve both as design tool and reference point for those retained to implement the goals of the campus master plan. The guidelines provide a statement of design intent. They are not intended to offer precise design solutions. The guidelines are an interpretive rather than a prescriptive tool; they should be used as a stimulus for thoughtful design.

The images included in these guidelines are not limited to the category and criteria in which they are exhibited. They were selected to address a wide range of ideas and examples of applicable subjects to help illustrate the concepts, functional elements and materials intended for LA Harbor College.

Circulation

Entry

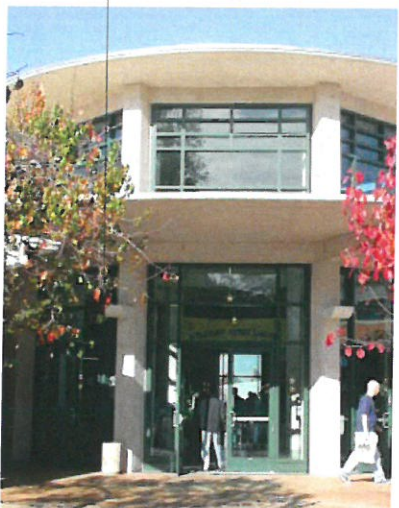
The circulation system is a primary infrastructure concept. As a basic building function, identification of circulation is fundamental to way-finding on the campus. Externally, it allows connection and linkages between surrounding context and features. Internally, it exhibits an organization of building program functions. Its clear identification allows the user to understand and navigate a building. The connection of external and internal systems can create a seamless campus wide movement network. A hierarchy of primary and secondary circulation should be expressed and articulated to further extend this concept.

Object as entry element

Secondary entry within mass

Entrance defined by break in building mass (two-story)

Entrance defined by large recession in mass (two-story)



Circulation

Entry

Illumination at night contributes to a safe and welcoming environment.

Glazed entry

Transparency reveals interior program

Glazed entry



Transparency reveals interior program



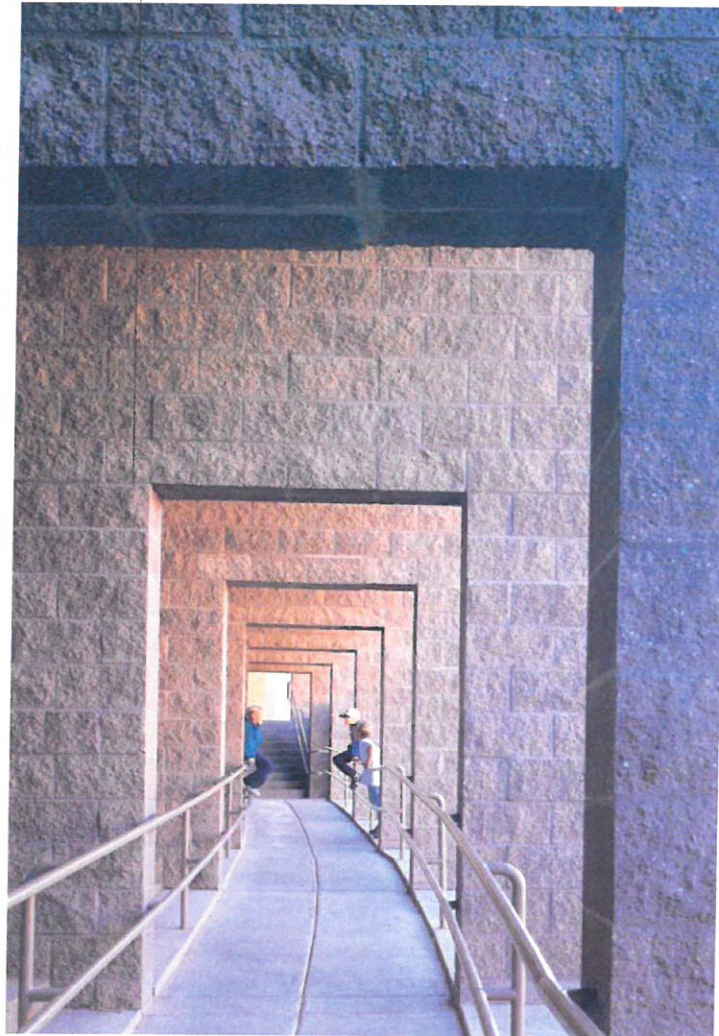
Circulation

Arcades & Exterior Corridors

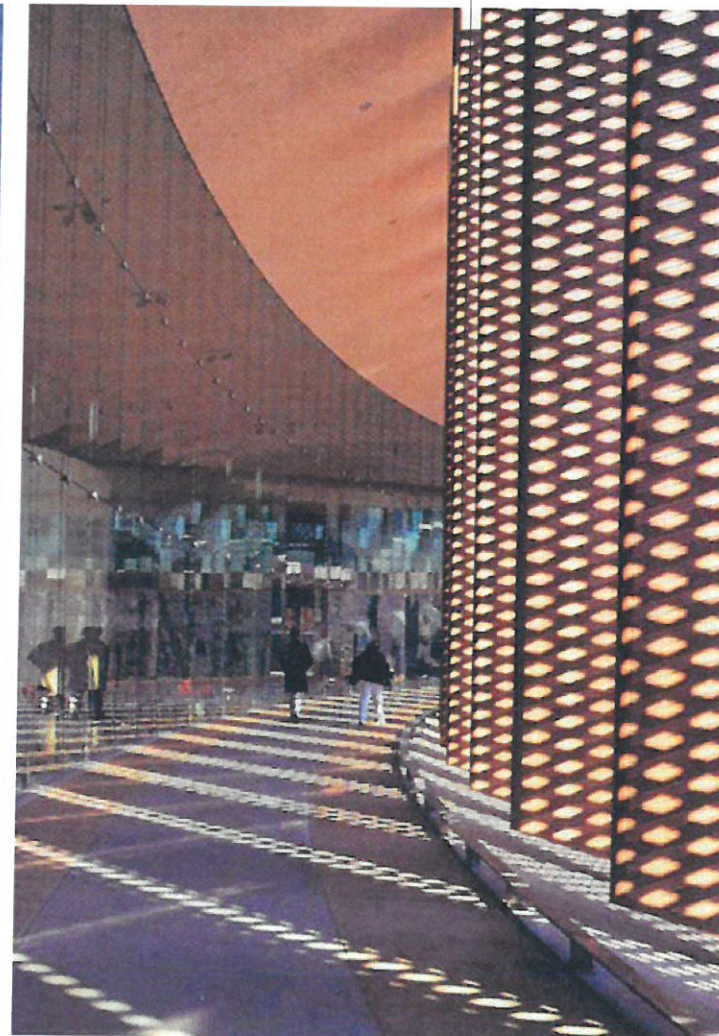
Passageways through buildings



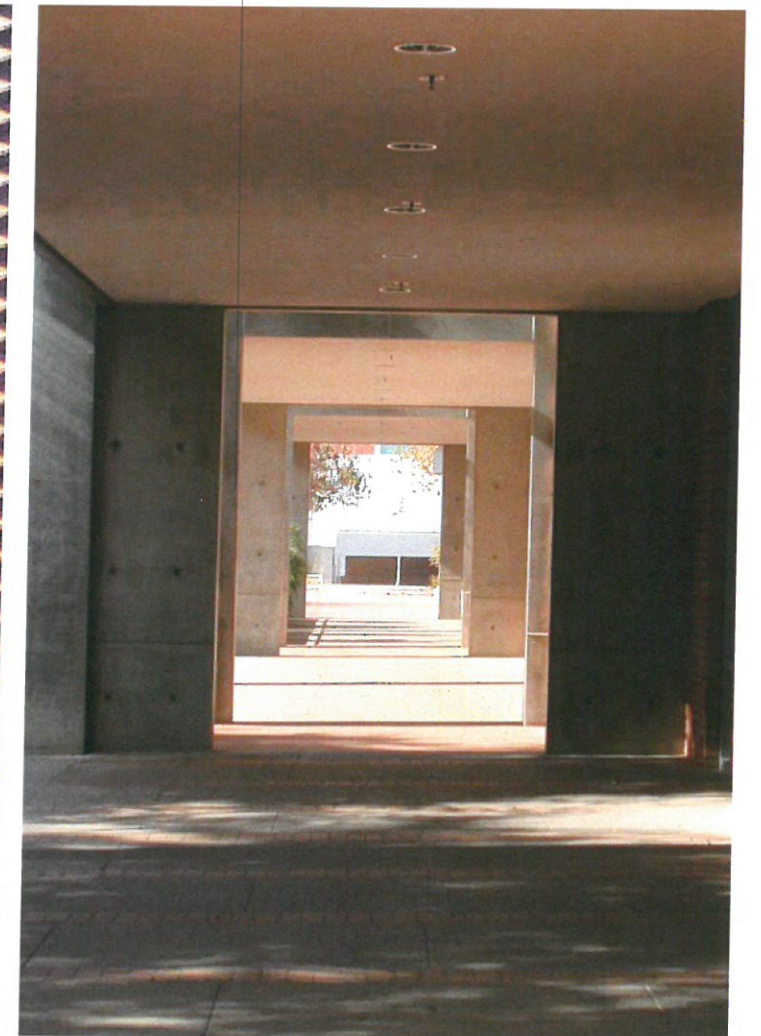
Arcade defined by series of fin walls



Arcade defined by vertical louvers



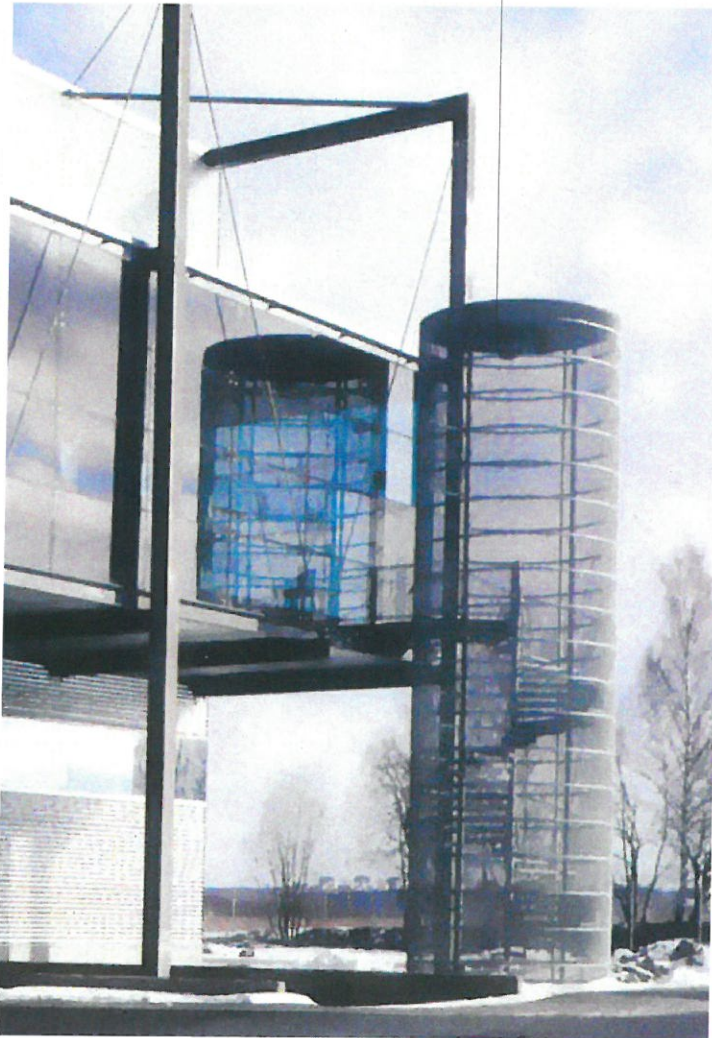
First floor arcade under building mass



Circulation

Corridors & Stairs

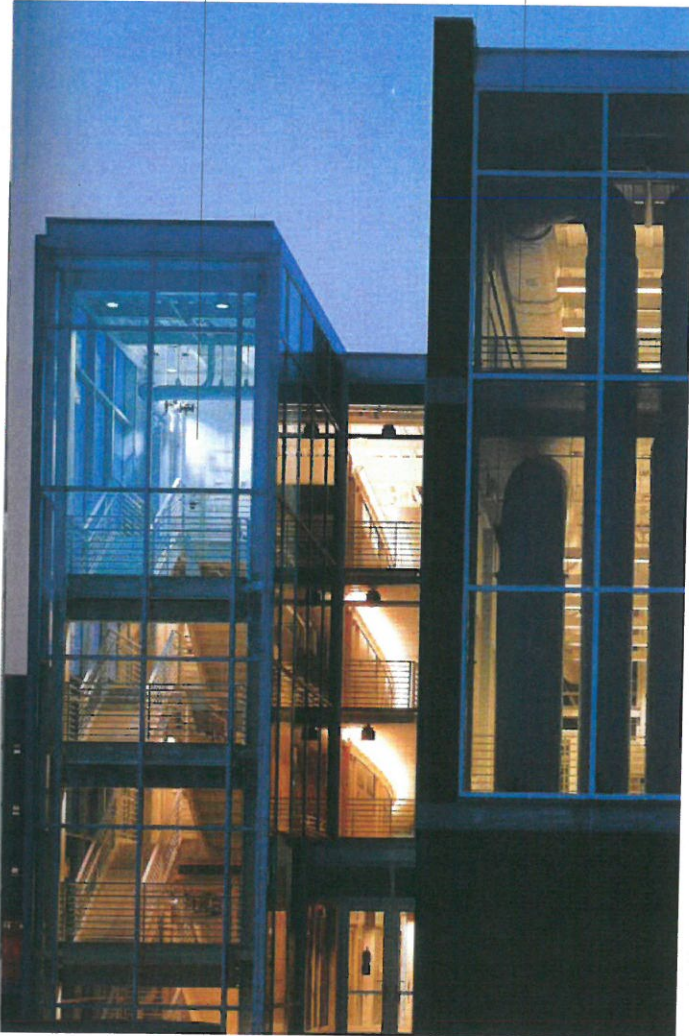
Perforated metal exterior for enclosed stairway



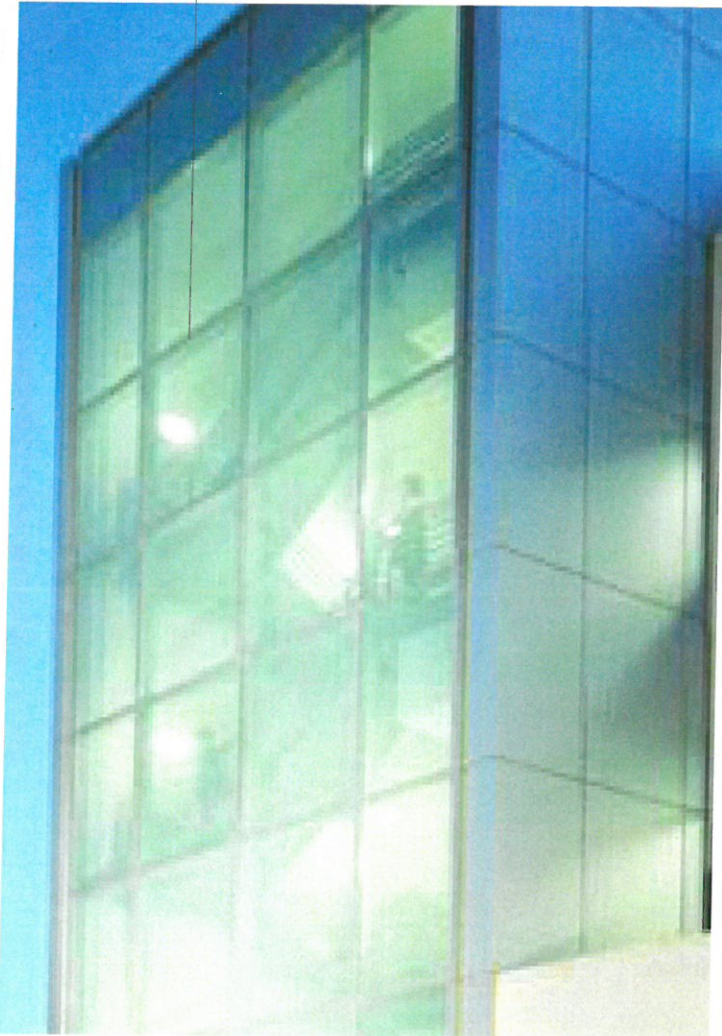
Screening of exterior circulation balcony



Glass-enclosed interior stair



Interior circulation path expressed



Stairway visible to exterior: night illumination

Circulation Canopies

Canopy defines path to entry

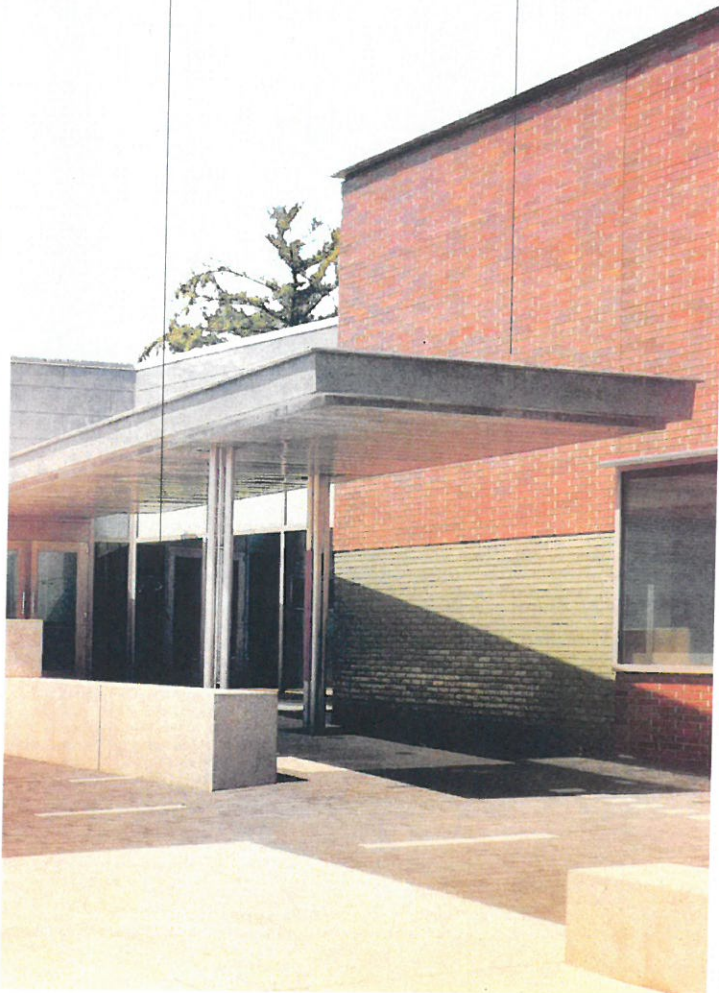


Building entrance at glazed wall



Canopy projects to define entry

Concrete site wall with bench



Canopy projects to define entry

Free-standing perforated illuminated canopy



Programmatic Expression

Forms & Massing

While each building has its own functional program demands, it must also be sensitive to its neighboring context. Massing and fenestration can be used to create interest and respond to adjoining structures. Building mass should be articulated both horizontally and vertically. Fenestration and detailing should emphasize human scale and help to define the use and levels of a building. Large footprint buildings should be subdivided into smaller components to provide a humanistic scale and understanding of the building.

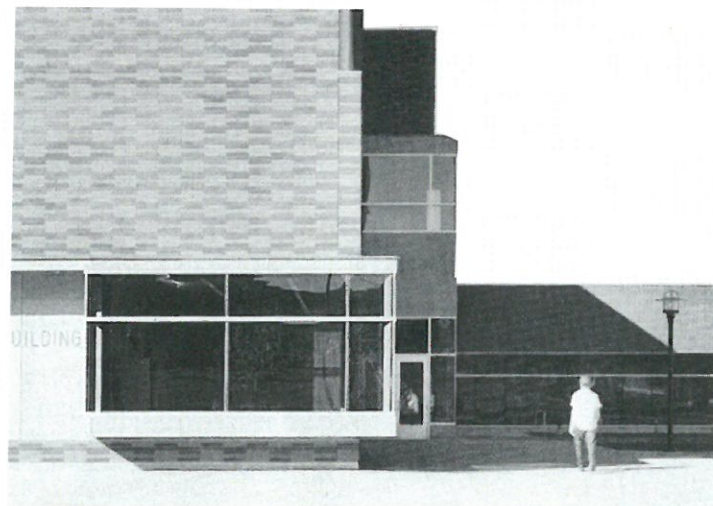
Extrusion expresses programmatic feature (Reading room)



Zoning of public/private spaces, and natural light requirement

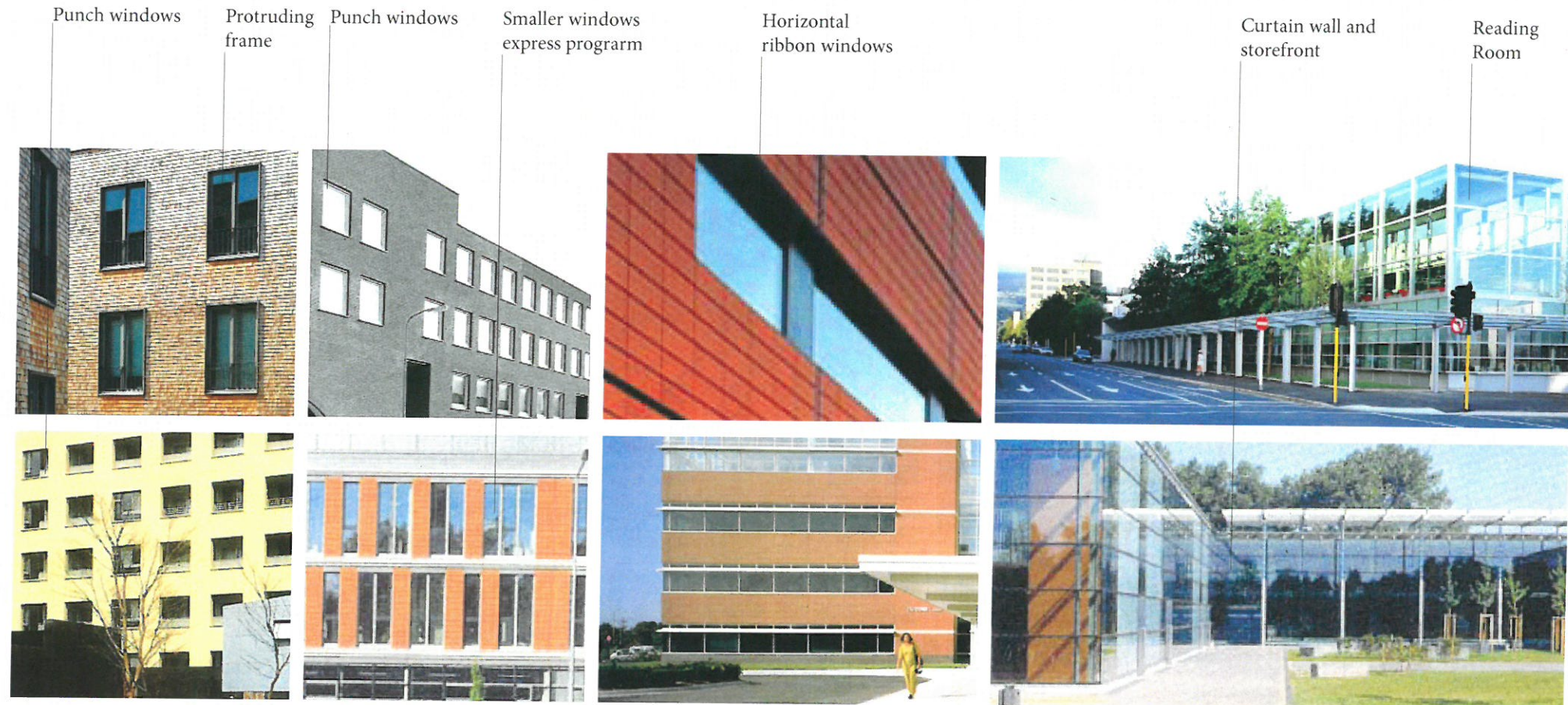


Expression of program element helps define identity



Programmatic Expression

Glazing & Fenestration



SMALL
Human-scale openings for offices and small conference rooms.

MEDIUM
Moderate-size spaces: classrooms, labs, medium conference rooms.

LARGE
Large spaces: reading room, lobbies, dining room, major entries.

Glazing and fenestration are sized according to the demands of the spaces they serve. Small windows indicate smaller spaces (i.e., offices) while larger bands of horizontal fenestration would suggest a classroom or other moderate-size public space. Significant glazing demarcates major entrances and the largest public spaces.

Programmatic Expression

Roofs

Detached roof form



Sloped projection



Flat roof projection



Roof expression of interior spaces



Structural Expression

Structural expression helps to articulate a building in an honest, integral manner. Expression of the structure can inherently provide articulation, proportion, scale and definition to a building.

Expression of structure

Covered walk



Expression of structure forms base



Expression of structure at entry



Functional Elements

Sun Control

Expression of functional elements allows for providing a high level of quality through attention to details. Functional items can implement a unique design expression and exhibit an attitude for overall building image and character.

Vertical louvers



Vertical louvers define building facade



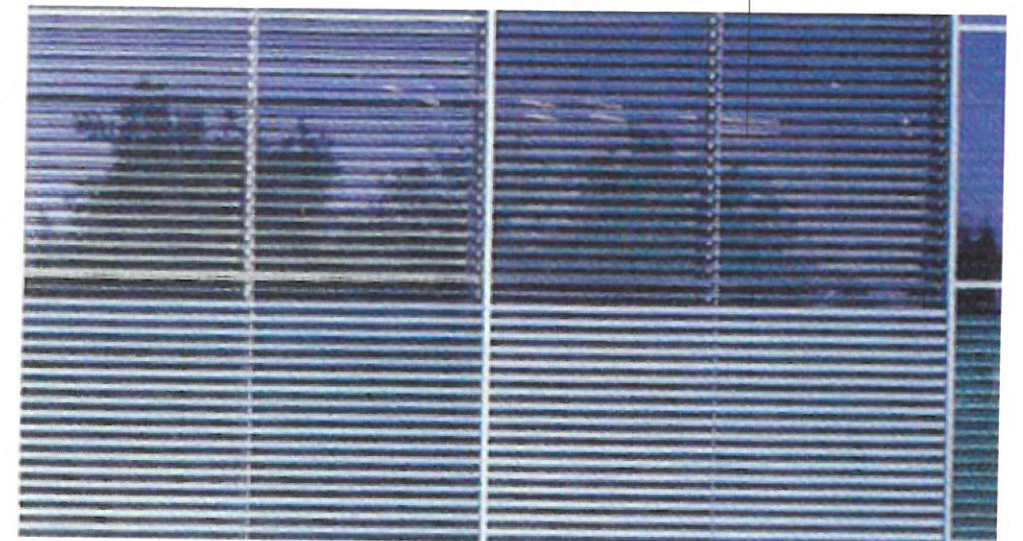
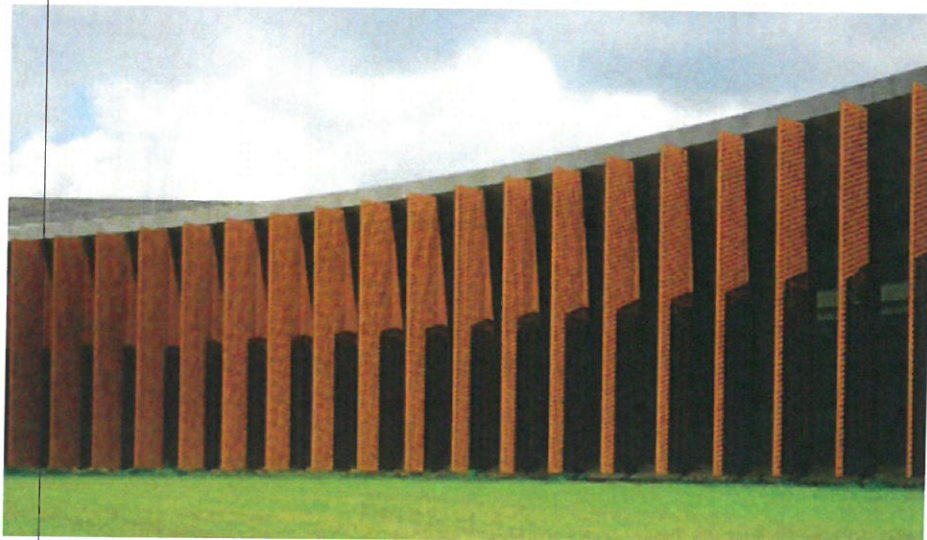
Solid sun shade integrated into window system

Transom window



Perforated sun shade

Horizontal louvers over glazing



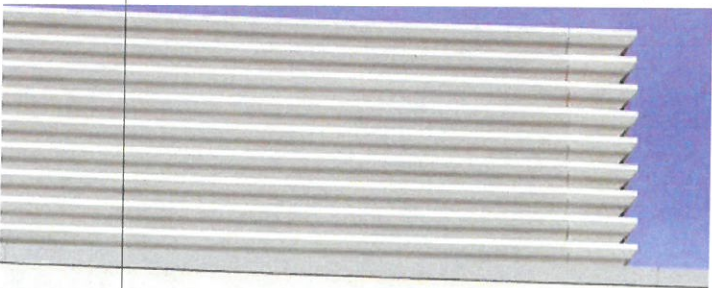
Functional Elements

Louvers & Screens

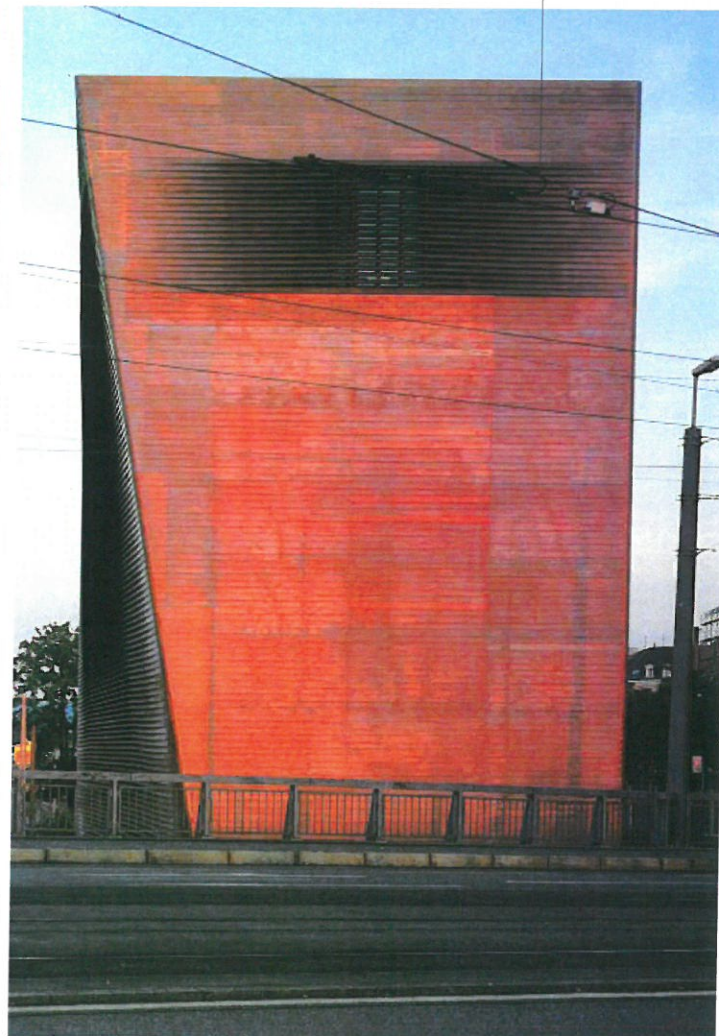
Lightweight enclosures define mechanical equipment

Louvered screen wall

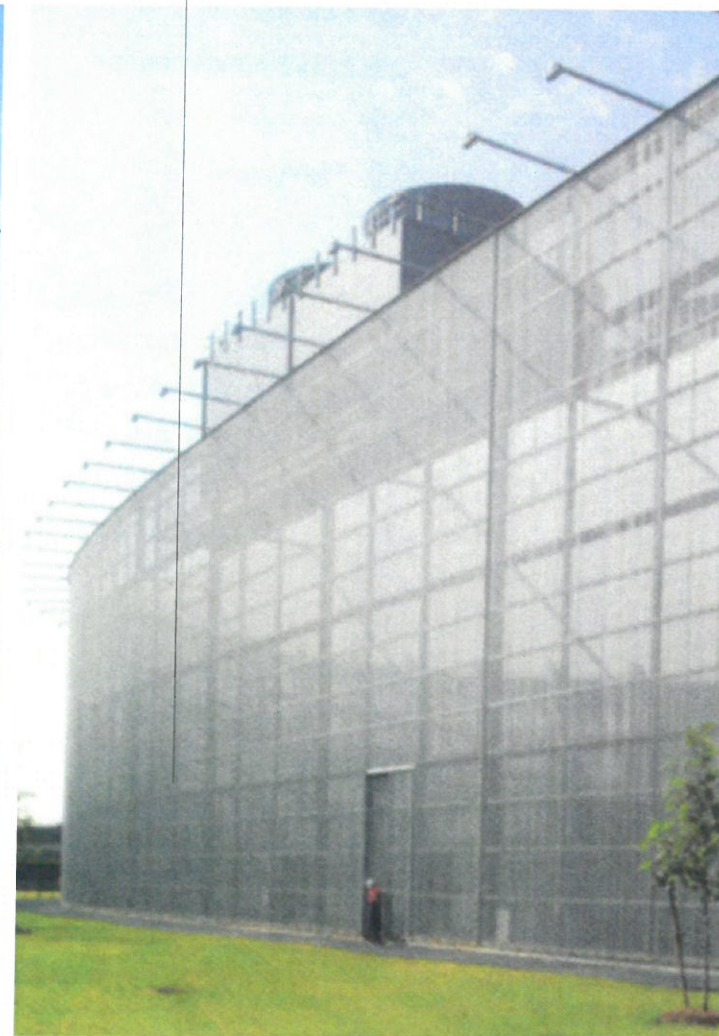
Metal louver



Louvered and non-louvered integrated skin



Perforated corrugated scrim for mechanical buildings



Materials

The range of materials used within the Harbor College campus should respond to the surrounding context. Selection of materials will have an effect on the perception, maintenance and energy efficiency of a project. Inherent, or stable, permanent coloring is preferable to applied color. Proper material selection can also help define and reinforce design strategies.

Brick Masonry

Articulation

Brick is the primary campus material, selected for its image of academic permanence and its stability. Exterior walls should use brick consistently and effectively. Articulation and texture may vary, and may be used in subtle ways to help express various design concepts.

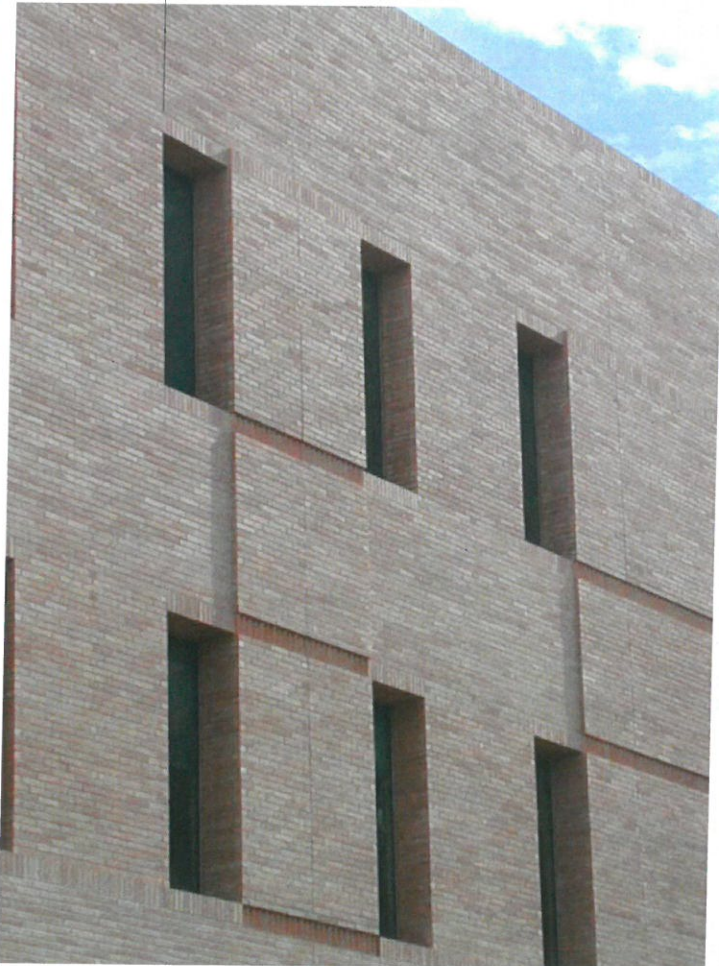
Brick Base

Articulated Top:
glazed

Brick Expressed
as Wrapper

Articulation within
Singular Material

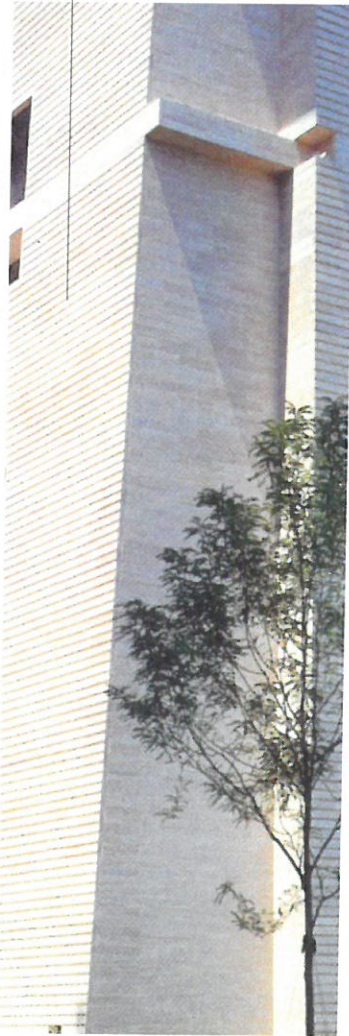
Vertical Slot Expression



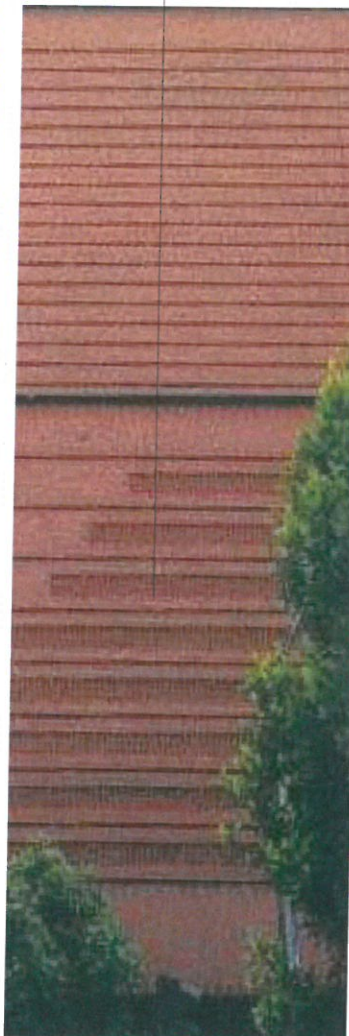
Brick Masonry

Texture, Pattern & Color

Variation within singular material: horizontal rake joints vs. smooth unexpressed joints



Variation within singular material: banding and soldier coursing



Variation within single material: soldier coursing



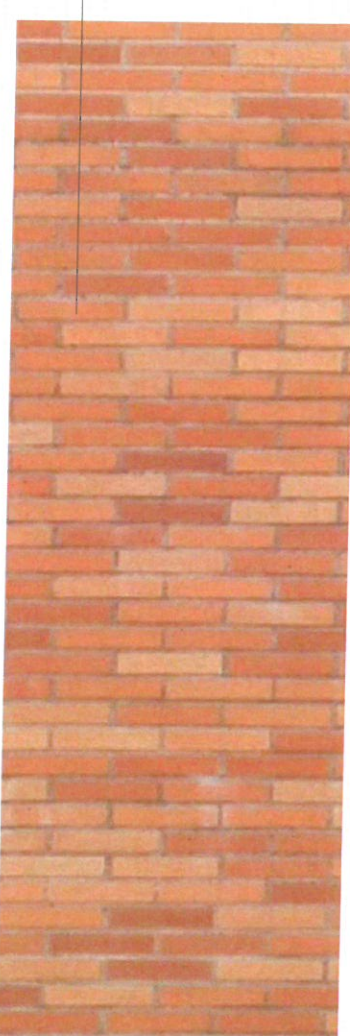
Brick with expressed horizontal rake



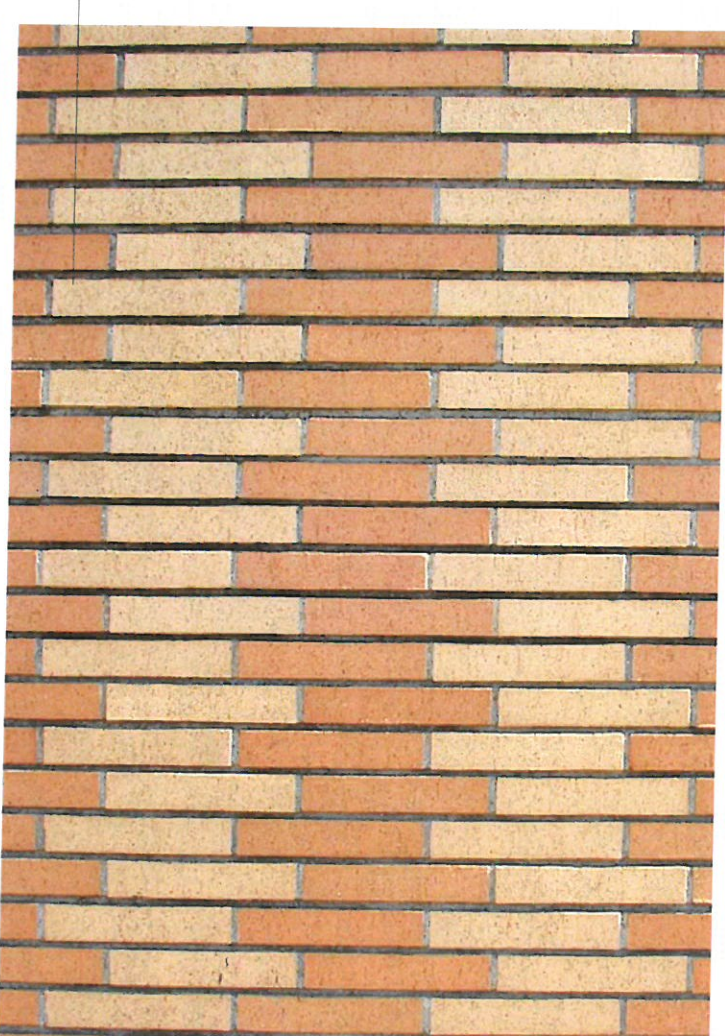
Precast band
Inserted complementary material: precast



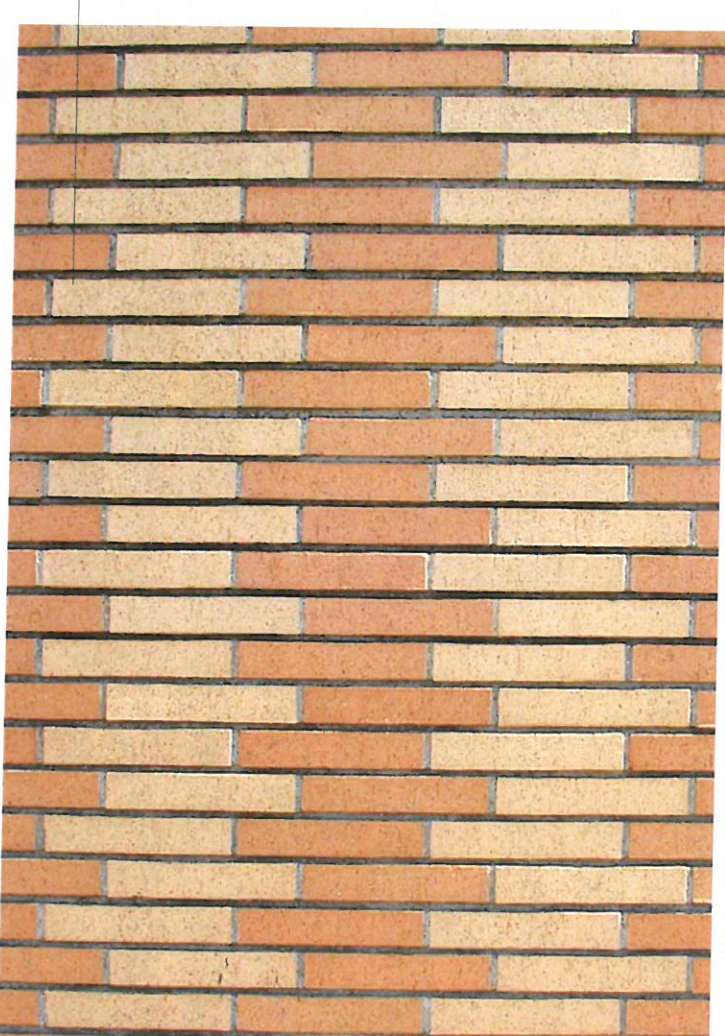
Expressed reveal



Random tonal variation of brick: single color, patinated



Existing campus brick: two-color vertical pattern



Concrete Masonry

Texture, Pattern & Color

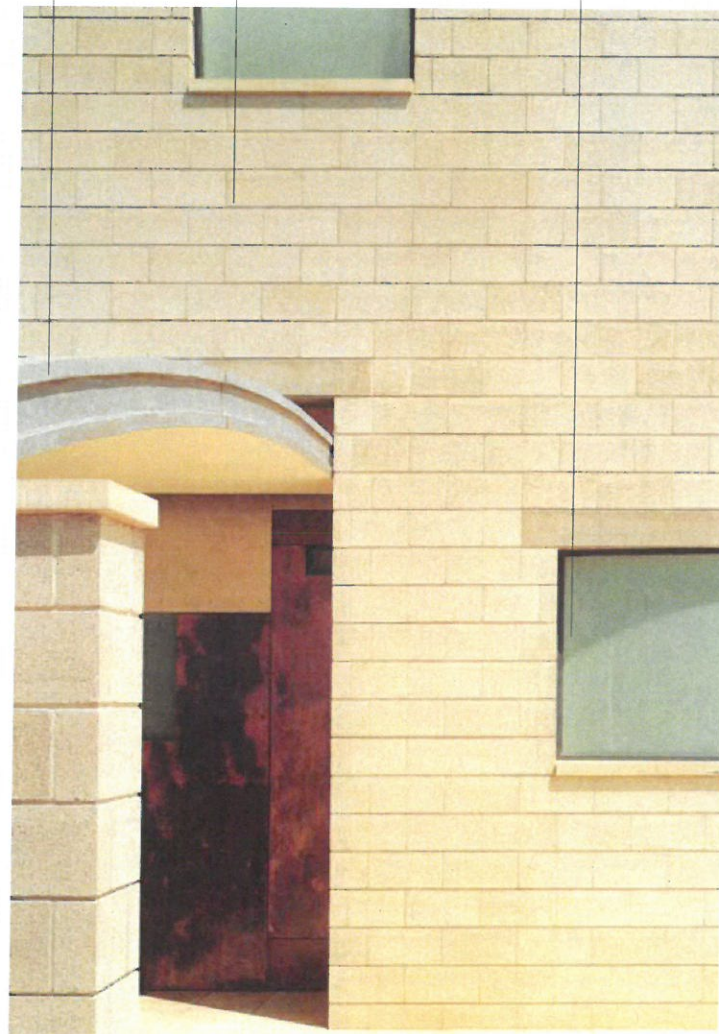
Complementary materials:
glass, metal



Concrete block

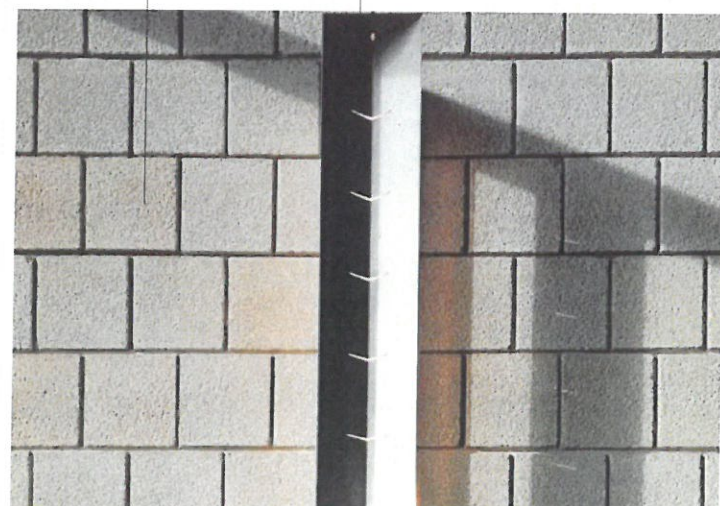
Precast sill

Precast lintel



8 x 8 block

Differentiation in material:
split-face and precision-cut block



Differentiation in material:
scored and precision-cut block



Metal

Metal is effective as a low-cost, low-maintenance building material. Used in a wide range of types and textures, metal can provide substantial interest and variety to a building. The versatility of its form and shape can also help implement various design concepts such as structural expression as well as functional elements.

Perforated metal scrim wall



Metal panel: vertical orientation

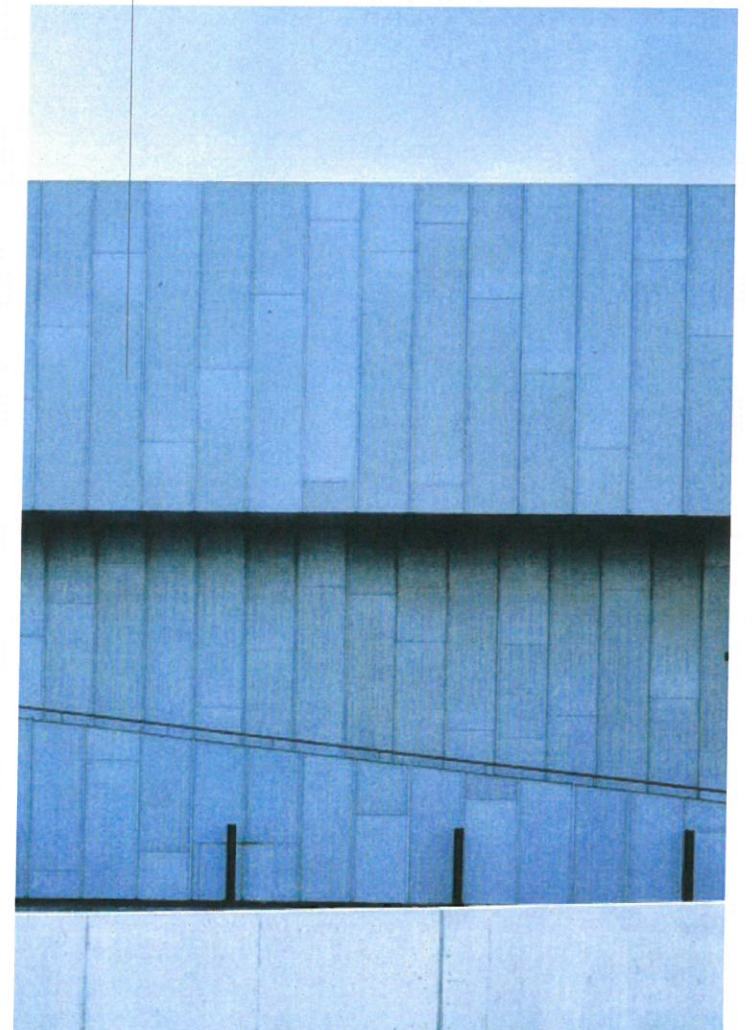


Metal panel: vertical orientation



Metal panel: vertical orientation staggered

Standard seam metal roofing/cladding



Plaster & Concrete

Similar to masonry construction, cementitious materials such as plaster and concrete have a long-lasting sense of permanence. The variety of possible textures, and potential detail qualities, make them an ideal complement to the building's primary materials.

Smooth concrete panels, stained or integral color



Control joints in plaster



Exposed cast-in-place concrete with expressed detailing



Materials

The brick colors/textures shown comprise the basic palette for Los Angeles Harbor College. It is also acceptable to use a blend of any combination of colors 1 thru 5.

A. TYPICAL FIELD

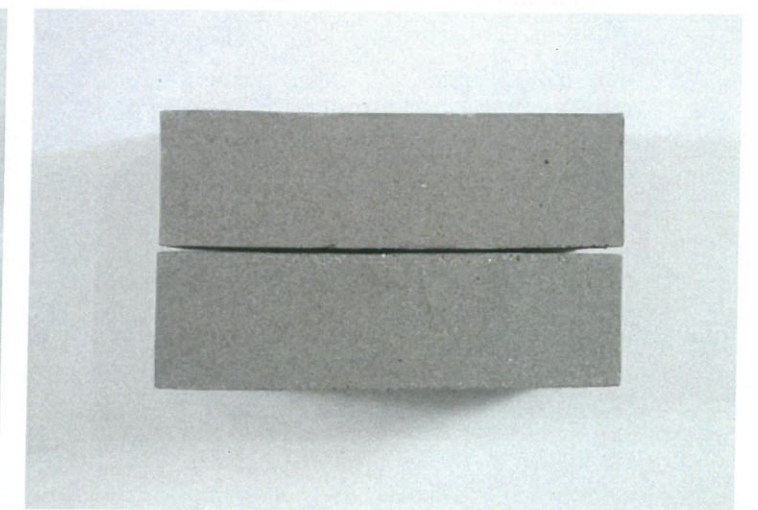
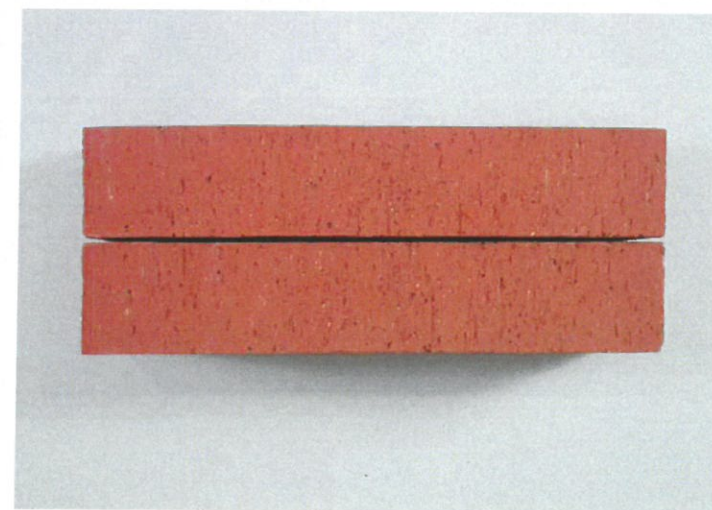
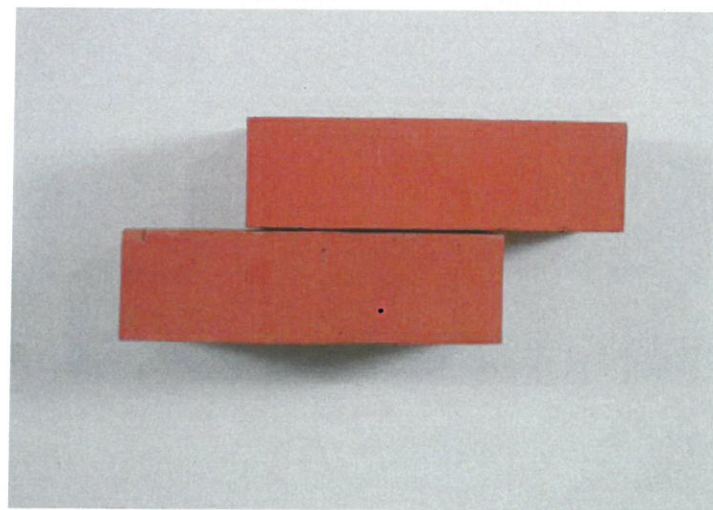
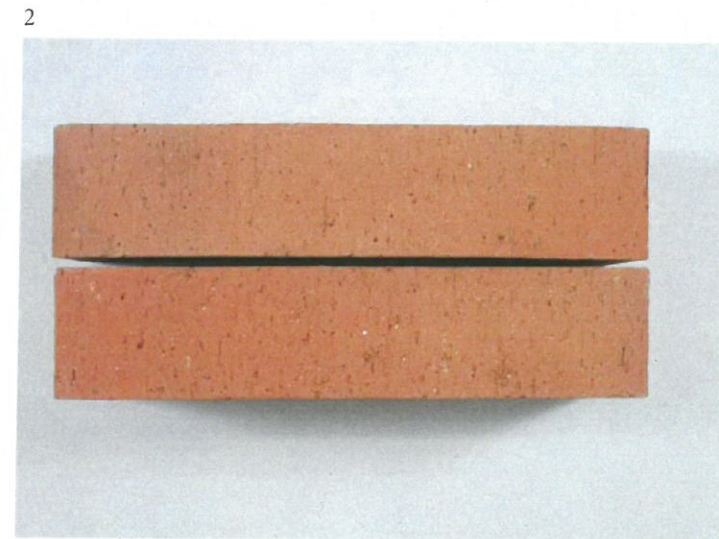
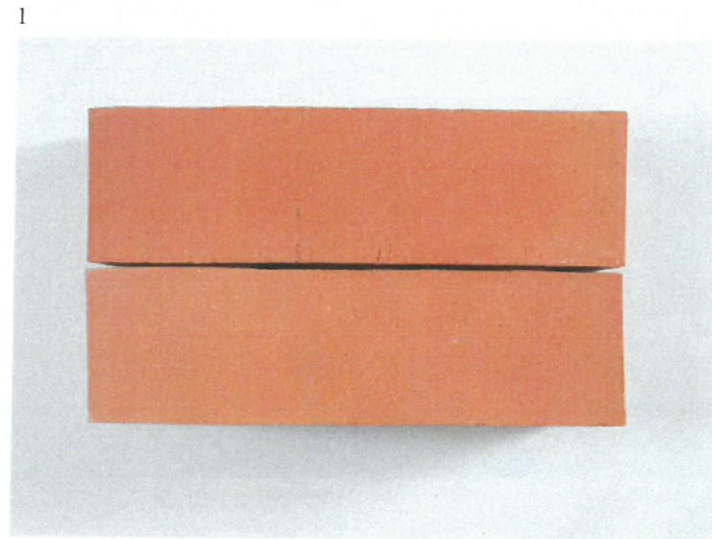
- 1 Pacific Clay – Royal Saltillo Smooth (Die Skin)
- 2 Pacific Clay – Royal Saltillo Medium (Velour)

B. ACCENT

- 3 Pacific Clay – Rose Tan Smooth (Die Skin)
- 4 Pacific Clay – Rose Tan Medium (Velour)
- 5 Pacific Clay – University Saltillo
- 6 Pacific Clay – Sterling Grey (Velour)

BLEND OPTIONS

Any combination of Royal Saltillo, Rose Tan, University Saltillo



Materials

CONCRETE MASONRY

- 1 Trenwyth – Black Canyon
Mesastone (L)
Trendstone (R)
- 2 Trenwyth – Pebble Beach
Mesastone (L)
Trendstone (R)

- 3 Angelus Warm Grey
Split Surface (L)
Precision (C)
Burnished (R)

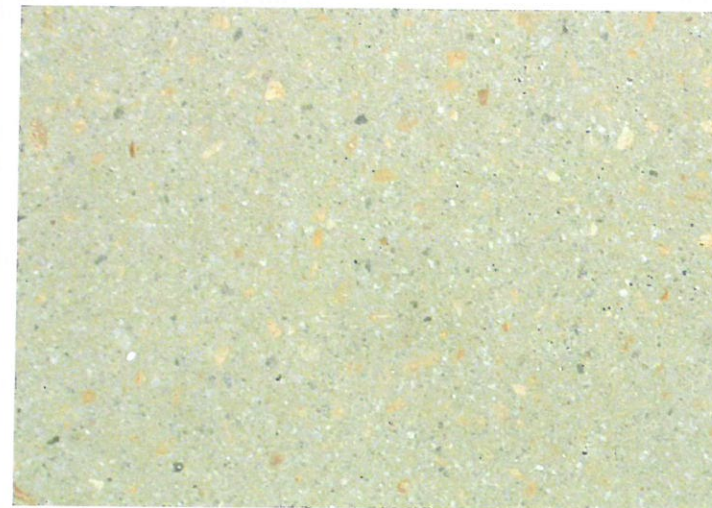
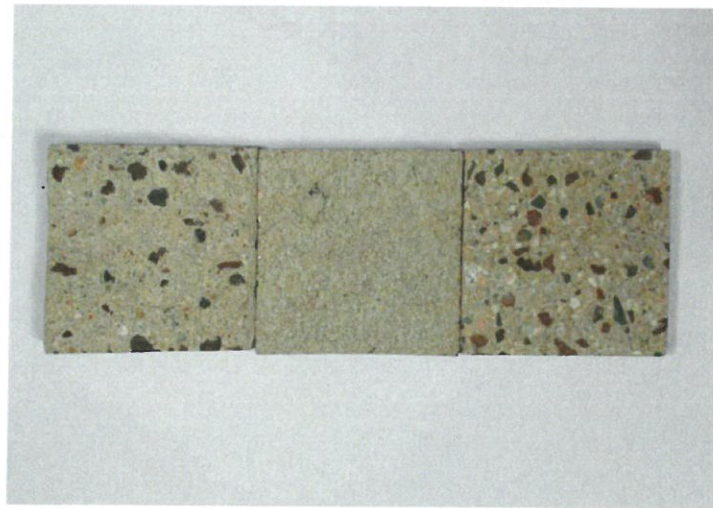
- 4 Angelus Cool Grey
Split Surface (L)
Precision (C)
Burnished (R)

CAST CONCRETE

- 5 Clark Pacific #9915-9

PLASTER

- 6 Light Sand Finish



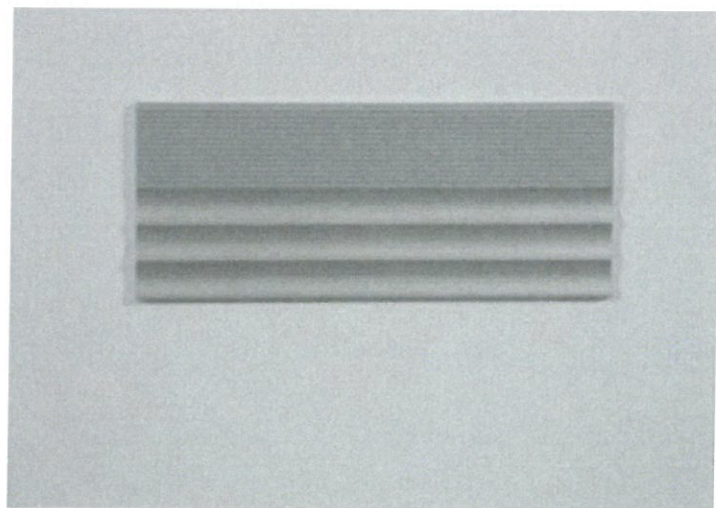
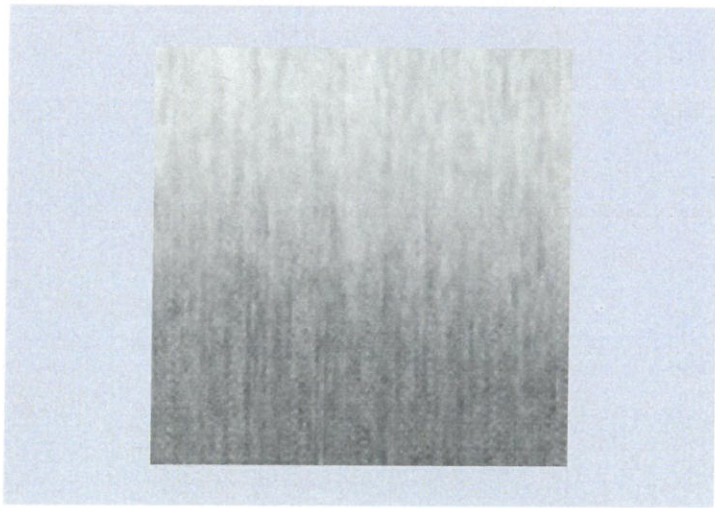
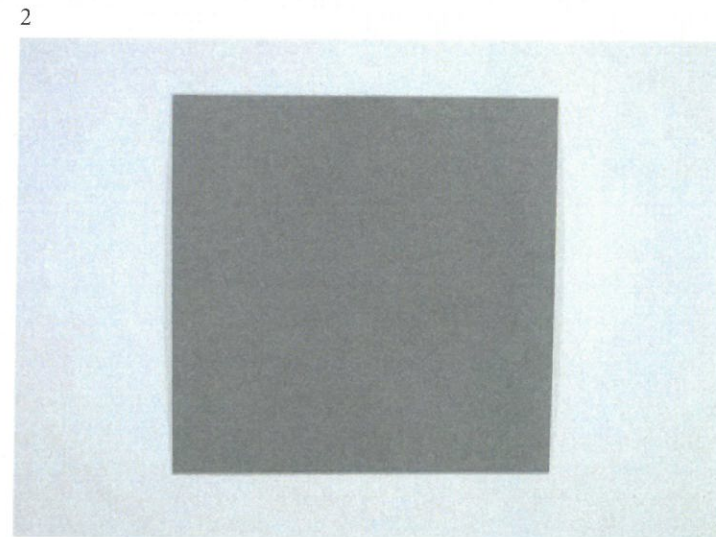
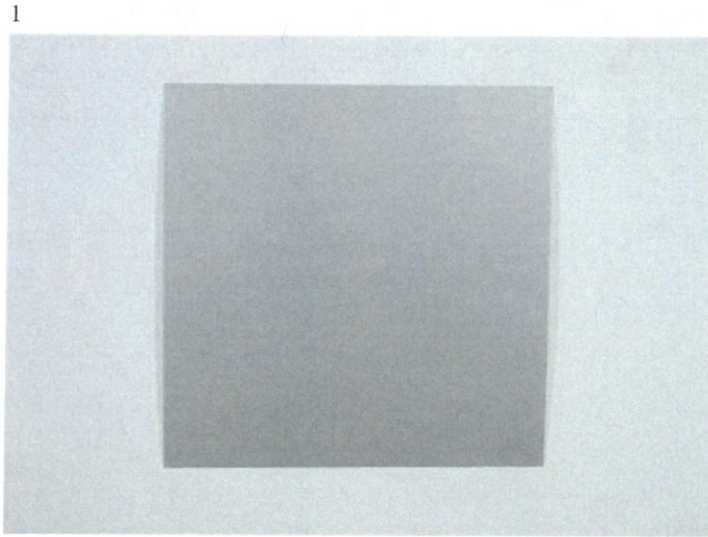
Materials

METALS

- 1 Duratech: Cool Metallic Silver (Similiar to typical)
- 2 Duratech: Cool Zinc-Grey
- 3 Stainless steel: Bright, Directional Polish – No. 4 Finish
- 4 Clear Anodized

GLASS

- 5 Clear (Recommended: Viracon VE1-85)



NOTE: DEPICTION OF
COLORS NOT ACCURATE. SEE
MANUFACTURER FOR SAMPLES.

Materials

Stucco Field Colors



PNT-1 Color: #HC-156
Manufacturer: Benjamin Moore



PNT-2 Color: #HC-159
Manufacturer: Benjamin Moore



PNT-3 Color: #HC-1060
Manufacturer: Benjamin Moore



PNT-4 Color: #HC-1536
Manufacturer: Benjamin Moore

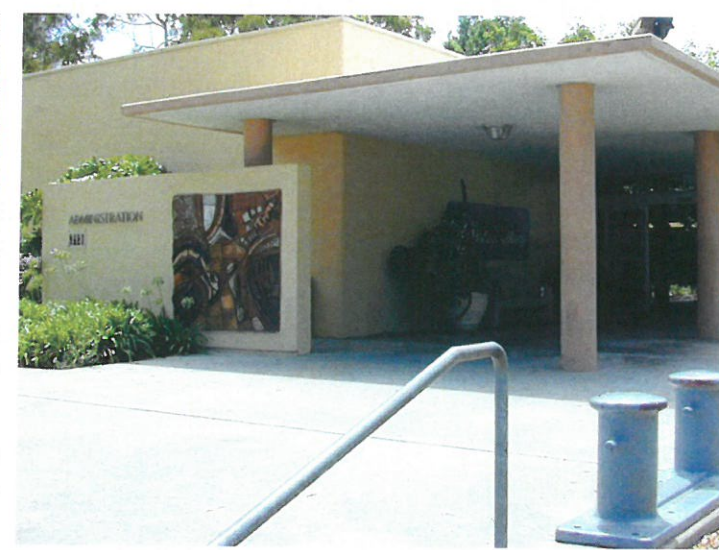
Existing Buildings

WE SHOULD PROBABLY
UPDATE THIS
W/ NEA/SSC
TECHNOLOGY,
FMO, CPL
(THE NEW BUDGS)

Astronomy



Administration



Science



Music



Existing Buildings

Theater Drama Speech



General Classroom



Fine Arts



Nursing

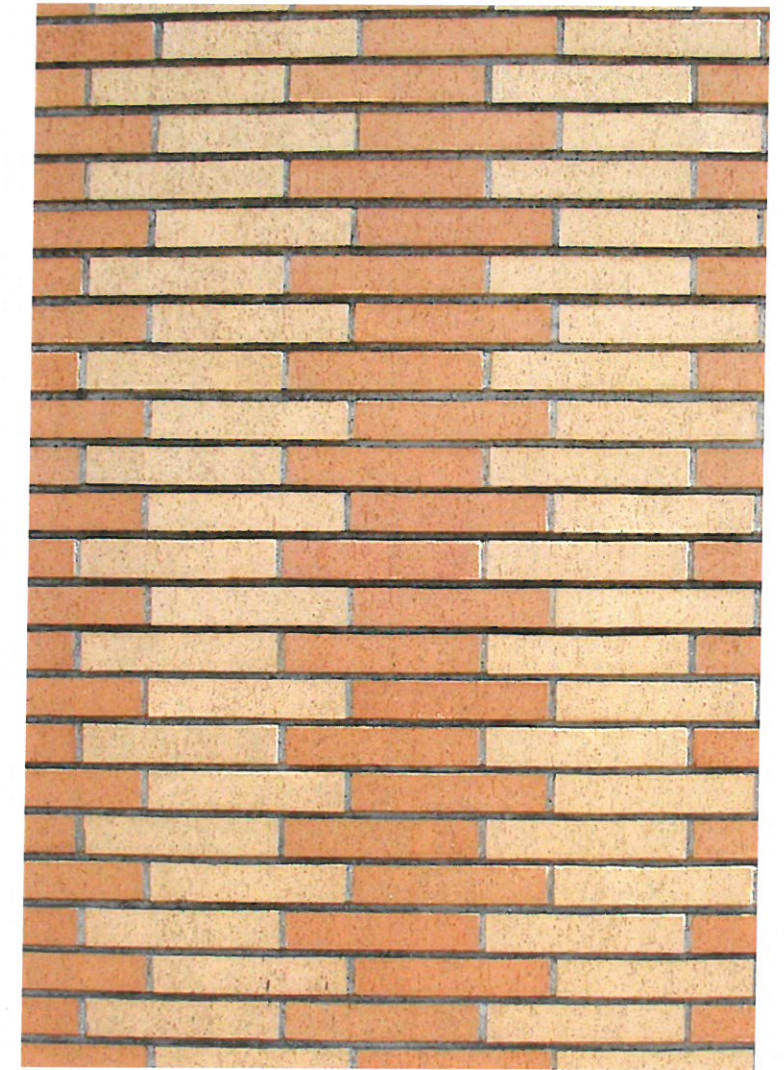
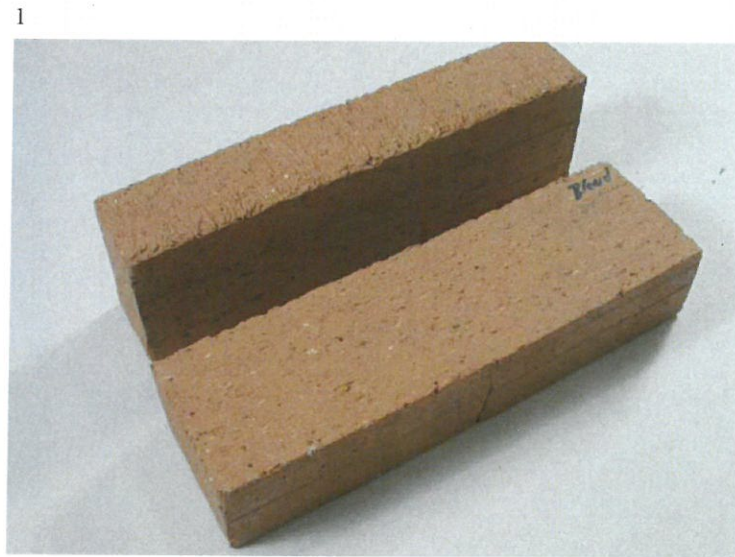


NOTE: LAHC EXISTING
COLOR #2 NOT INCLUDED IN
RECOMMENDED PALETTE.

Existing Materials

EXISTING BRICK

- 1-2 Pacific Clay – University Saltillo
- 3-4 LAHC Existing Color #2



NOTE: DEPICTION OF
COLORS NOT ACCURATE. SEE
MANUFACTURER FOR SAMPLES.

Existing Materials

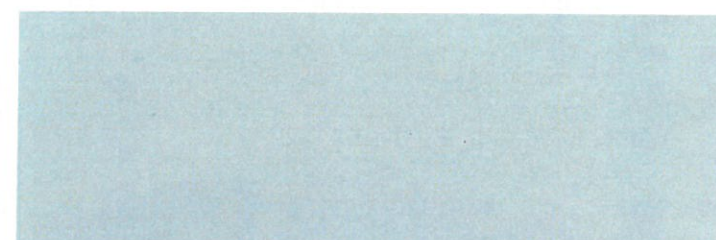
Paint



PNT-1 Color: #968 (Tan)
Finish: Eggshell
Manufacturer: Benjamin Moore



PNT-2 Color: #1612 (Light Gray)
Finish: Eggshell
Manufacturer: Benjamin Moore



PNT-3 Color: #2125-40 Shadow Gray (Gray)
Finish: Semi-Gloss at Painted Metal
and wood Surfaces
Manufacturer: Benjamin Moore



PNT-4 Color: #1671 (Wedgewood Blue)
Finish: Eggshell at Walls typical;
Semi-Gloss at Doors/
Painted Metal Surfaces
Manufacturer: Benjamin Moore